

FAUQUIER COUNTY CIRCUIT COURT BUILDING

FURTHER STUDY OF EXPANSION CONCEPTS

Prepared for
Fauquier County

By

MOSELEYARCHITECTS
A PROFESSIONAL CORPORATION

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BACKGROUND AND PURPOSE

In 2002, Davis Carter Scott Architects prepared a design concept to renovate and reallocate space within the existing Fauquier County New Courthouse. That concept addressed reallocation of space made available as a result of the relocation of some functions from the courthouse to the Warren Green Building. Moseley Architects was engaged in May of 2003 to refine the previously developed design concept and then provide full design and construction administration services for the project. Moseley Architects was asked to locate the departments in the same locations on the same floors as indicated in the previous design. The architects and county representatives met with the building users on May 13th and 19th of 2003 to confirm space needs and discuss design possibilities.

A workshop with the Fauquier Board of Supervisors was held on June 16, 2003 to discuss the resulting proposed design, and particularly the design for the Circuit Court functions. The design called for the courtrooms to remain in their current location. New judges' chambers were proposed on the fourth floor. A new restricted access elevator was indicated between the lower level court functions and the judges' chambers on the fourth floor. All of these features were consistent with the Davis Carter Scott concept.

The architects also presented information addressing an inquiry by Judge Parker about the feasibility of adding a fifth floor to the building to incorporate two new courtrooms, replacing the existing ones. The architects cited serious concerns about the feasibility and cost effectiveness of this approach. A summary of the architects' conclusions on this issue as presented at the workshop can be found beginning on page 33 of this report. As a result of the discussions in the workshop, the Board asked that alternative approaches be examined for providing Circuit Court facilities in the building, with the goal of determining what might be required to extend the useful life of the court facilities beyond that anticipated in the initial Davis Carter Scott approach. This report summarizes both the initial design concept discussed at the workshop and three other potential approaches. The architects can answer questions and address the information presented in more detail at the Board's July 21 meeting.

SCENARIO ONE: ORIGINAL SPACE REALLOCATION CONCEPT

Description

Scenario One is the Pre-Schematic Design Concept presented at the Board of Supervisors workshop on June 16, 2003. It is reproduced here as a point of reference for continued consideration and as a point of reference for evaluation of the other approaches subsequently described. This scenario does not add any additional space to the building.

## Basement	Mechanical Space, Storage
## First Floor	Circuit Court Clerk, Circuit Courtrooms (lower level), Holding Cells, etc
## Second Floor	Commissioner of the Revenue, Treasurer, Circuit Courtrooms (upper level)
## Third Floor	Community Development
## Fourth Floor	Judges' Chambers, Commonwealth's Attorney

Cost Summary:

Total Project Cost: \$2,650,000

Refer to the attached opinion of probable cost on page 8 for more information.

Conclusions:

Longevity: This concept substantially addresses the anticipated space needs of the court through 2020 (two courtrooms, two judges, and associated support spaces) from the standpoint of the number and types of spaces provided. It provides for support facilities such as witness waiting rooms that are now lacking, and includes substantially improved judges' chambers. It also provides for a significantly expanded and improved office for the Commonwealth's Attorney, as well as for some growth in that office. There is some space for expansion of the Clerk's office. Long-term space needs for the Clerk might necessitate that another function be moved out of the building. The most notable space that may be needed by the court but which is not provided under Scenario One is a Jury Assembly room, although this does not appear to be an immediate, pressing need.

Scenario One also significantly improves the prisoner holding facilities for the court. Because of the configuration of the existing courtrooms, the concept does not completely separate prisoner circulation from staff, attorney, witness, and jury circulation. Also, there is no vehicle sally port to facilitate the secure transfer of prisoners into and out of the building.

SCENARIO ONE: ORIGINAL SPACE REALLOCATION CONCEPT

While there is no doubt that these improvements will extend the useful life of the court facilities in the building, the length of time for which they will prove to be adequate will depend on several factors. These include:

- ## The degree to which segregation of prisoner circulation becomes a priority, which will be directly affected by the number and severity of any prisoner security incidents.
- ## The degree to which the need for a single security checkpoint to screen visitors to all court functions becomes a priority (i.e., not just the courtrooms, but the Clerk and Commonwealth's Attorney offices as well). Again, the number and severity of any security incidents will affect this.
- ## The degree to which separation of the judges' chambers and courtrooms is perceived to affect the efficiency of court operation.
- ## Perceptions about the quality and utility of the existing courtrooms.
- ## Growth needs of the Clerk's office and the feasibility of making space in the building available to accommodate it.

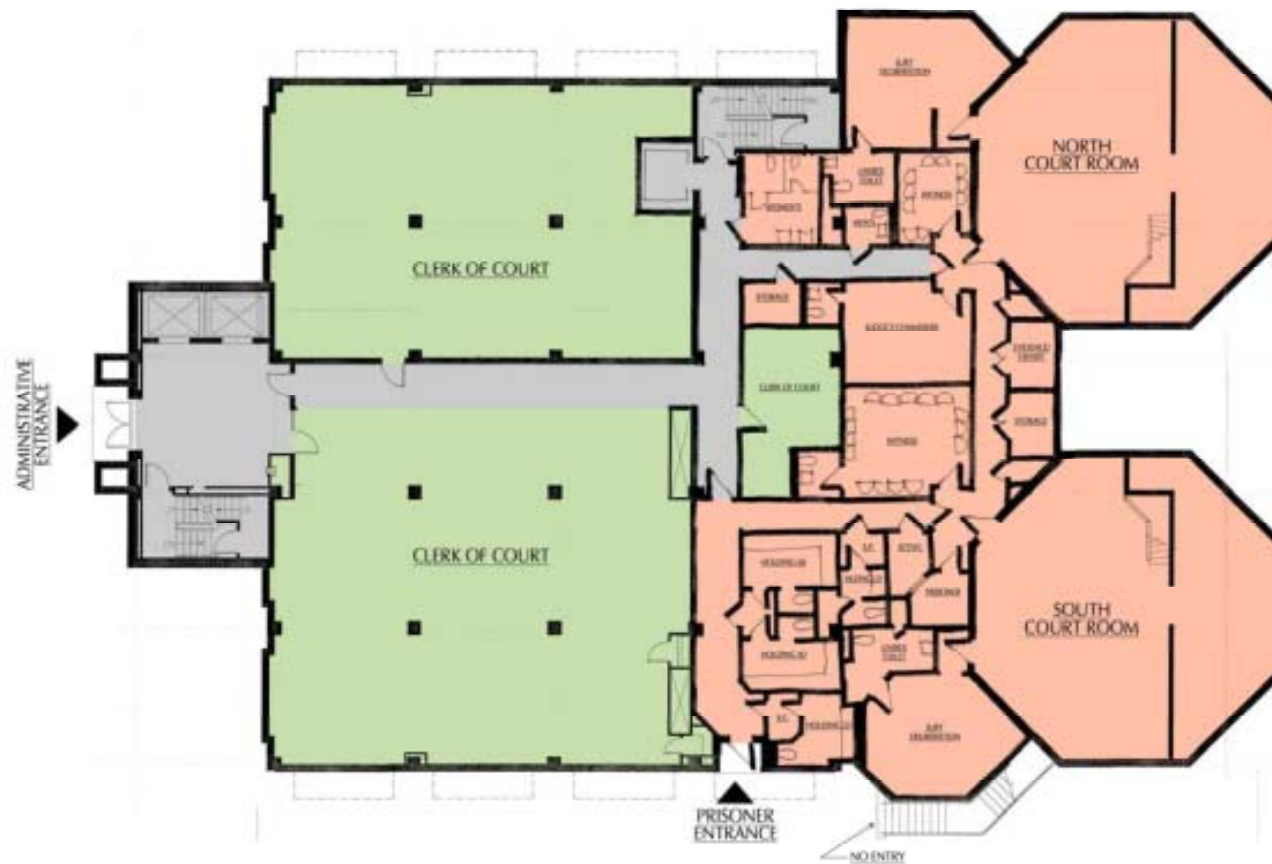
While it is difficult to predict exactly what the facility lifespan will be, it is the opinion of Moseley Architects that it may be ten years or less.

Time to Implement: Design and bidding are anticipated to take approximately 7 months. Construction of the entire project is anticipated to take approximately 10 months, for a total implementation time of approximately 17 months.

Implementation Issues: Construction will be completed in a "domino" fashion to address the relocation of the various functions. There will be some disruption of circulation patterns and use of the building during construction. Each of the courtrooms will have to be out of use (one at a time) for a relatively short period of time. The public meeting room in the Warren Green Building could be used as an alternative courtroom during those times. It is also possible that the contractor may need to perform some work at night in order to minimize disruption. All of these issues will impact the cost.

Other Observations: This approach requires construction of new public toilets adjacent to the Culpeper Street entrance in order to make it feasible to separate the courtroom lobby from the upper part of the lobby and operate a court security checkpoint. All non-court traffic would, therefore, have to enter via the Warren Green Connector entrance or Ashby Street entrance when court is in session.

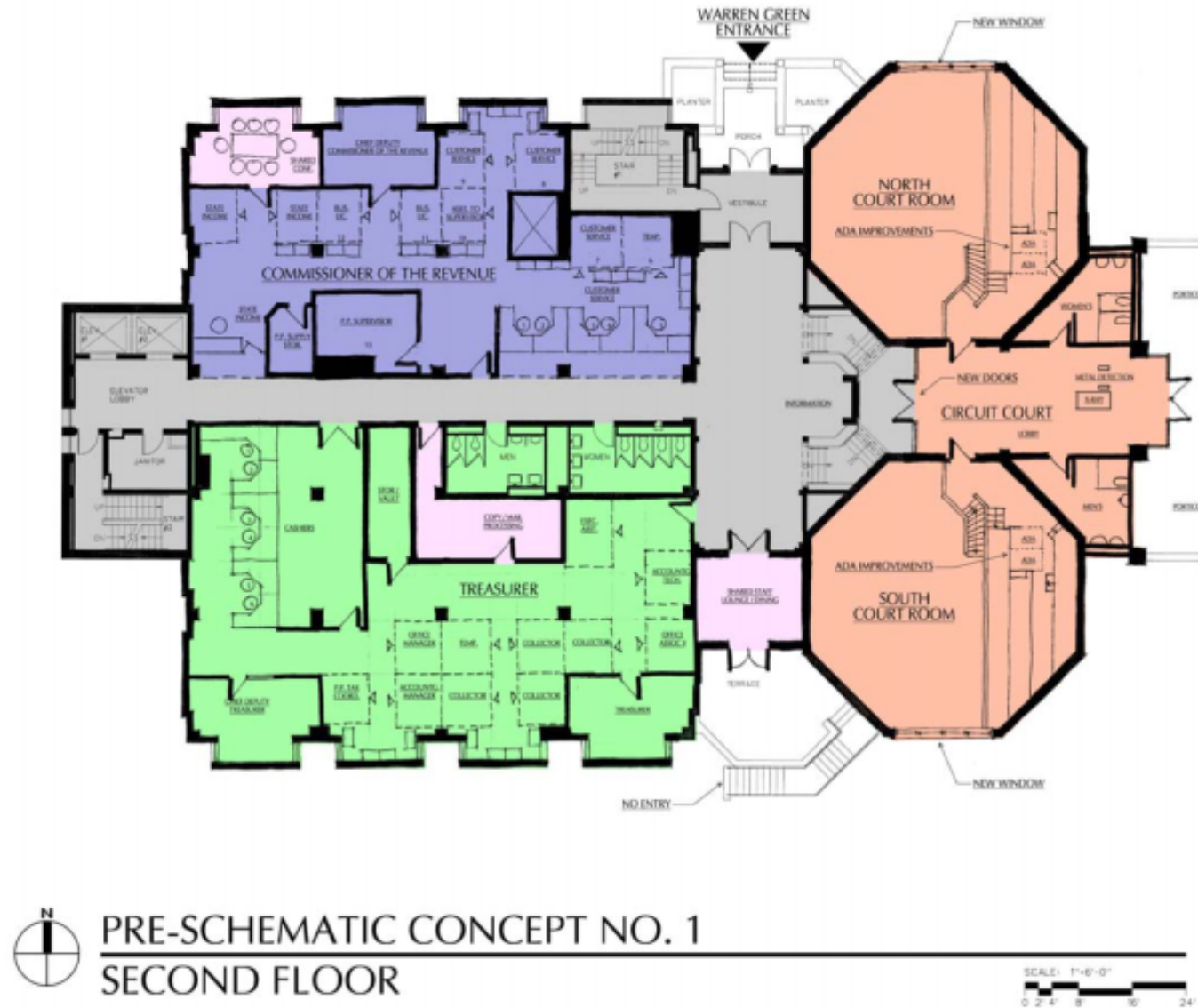
SCENARIO ONE: ORIGINAL SPACE REALLOCATION CONCEPT



PRE-SCHEMATIC CONCEPT NO. 1
FIRST FLOOR

SCALE: 1"=8'-0"
0 2' 4' 8' 16' 24'

SCENARIO ONE: ORIGINAL SPACE REALLOCATION CONCEPT





SCALE: 1"=8'-0"



SCALE: 1"=8'-0"

SCENARIO ONE: ORIGINAL SPACE REALLOCATION CONCEPT

Opinion of Probable Cost

CONSTRUCTION					Remarks
Basement	Light Ren.	0 NSF @	\$40	\$0	
	Heavy Ren.	0 NSF @	\$85	\$0	
First Floor	Light Ren.	2,300 NSF @	\$40	\$92,000	Clerk
	Heavy Ren.	4,000 NSF @	\$85	\$340,000	Holding Etc.
Second Floor	Light Ren.	6,020 NSF @	\$40	\$240,800	Treas. & Comm. Rev.
	Heavy Ren.	0 NSF @	\$85	\$0	
		750 NSF @	\$175	\$131,250	
Third Floor	Light Ren.	6,500 NSF @	\$40	\$260,000	Comm. Dev.
	Heavy Ren.	0 NSF @	\$85	\$0	
Fourth Floor	Light Ren.	6,500 NSF @	\$40	\$260,000	Judge & Comm. Att.
	Heavy Ren.	0 NSF @	\$85	\$0	
New Elevator			Lump Sum	\$150,000	
Mechanical System Repairs			Lump Sum	\$400,000	
Sitework Construction				None	
Construction Cost Total				\$1,874,050	
FURNISHINGS ALLOWANCE				\$300,000	
OTHER COSTS					
Quality Control Testing				\$18,741	
Professional Fees				\$187,405	
Data/Telephone Allowance				\$25,000	
Moving Expenses Allowance				\$5,000	
Permitting and Utility Connection Fees				Assumed waived	
Legal Expenses				Not included	
Financing Expenses				Not included	
Other Costs Total				\$236,146	
PROJECT COST TOTAL				\$2,410,196	
RECOMMENDED PROJECT CONTINGENCY				10%	\$241,020
TOTAL					\$2,651,215

SCENARIO TWO: RELOCATE COURTROOMS TO FOURTH FLOOR

Description

Scenario Two was examined in order to determine whether the Circuit Court could be accommodated on the fourth floor without any expansion of the building. Several possible layouts were explored and are illustrated in the attached drawings (see drawings for Scenario 2A on page 12 of this report). The conclusion of this exercise was that the circuit courtroom functions cannot securely or adequately be accommodated on the current fourth floor. The locations of the existing public elevators, fire exit stairs, and public toilets are such that it does not appear to be possible to achieve the required separation of public, staff, and prisoner circulation paths, which is critical for proper security and function. There is also insufficient space to provide all of the required support facilities (jury rooms, witness rooms, holding cells, small judge's chamber, etc.) that need to be adjacent to the courtrooms.

The initial approach was therefore modified somewhat to determine how to make the fourth floor scenario work. It became apparent that by adding a relatively small addition to each floor on the western side of the building, the public elevators, the two required exit stairs, and the public toilets can all be located so as to resolve the issue of separate circulation paths (see drawings for Scenario 2B beginning on page 13 of this report). This also creates sufficient additional floor space for the court support spaces that must be located on the same floor as the courtrooms. As in Scenario One the judge's chambers would have to be located on a separate floor (3rd floor).

This scenario will add 4,194 square feet to the building. The expansion would be on floors One through Four.

This concept requires Community Development to be relocated to another facility. The amount of space this department would need has been evaluated and a Space Allocation Summary can be found beginning on page 20 of this report. The county owns a site that may be suitable for a new Community Development Building. It may also be possible to lease space for this function, although there is reason to believe that the required amount of space may not be available all in one location in the Warrenton office space market.

Space Allocation:

# Basement	Mechanical Space, Storage
# First Floor	Circuit Court Clerk, Holding Cells etc., Unassigned Area
# Second Floor	Commissioner of the Revenue, Treasurer, Unassigned Area
# Third Floor	Judges' Chambers, Commonwealth's Attorney
# Fourth Floor	Circuit Courtrooms

SCENARIO TWO: RELOCATE COURTROOMS TO FOURTH FLOOR

Cost Summary:

Renovate and Add onto Circuit Court Building: \$4,900,000

New Community Development Building: \$2,650,000

Total Project Cost: \$7,550,000

Estimated Annual Lease Cost
for Community Development: Annually - \$169,128
(9,396 Net SF @ \$18 per SF
- assumed existing office space rates)

Refer to the attached opinion of probable cost on pages 18 and 19 for more information.

Conclusions:

Longevity: The degree to which this approach meets court space requirements is essentially identical to Scenario One; however, it also resolves the lack of segregated prisoner circulation inherent in Scenario One. Prisoners brought in on the first floor could be transported to and from the courtrooms via an elevator and corridors designated solely for that purpose. This scenario also places the judges' chambers closer to the courtrooms, but they are still on different floor levels. As in Scenario One, there is no vehicle sally port.

This scenario provides substantially more space than Scenario One for long-term expansion of the Clerk's office, since almost all court support functions are relocated out of the first floor. It is feasible in this scenario for the Ashby Street entrance to become a "court only" entrance, allowing for a security checkpoint at this entrance to screen all visitors to the Clerk, Court, and Commonwealth's Attorney. (It would then be necessary to provide an alternative ADA accessible entrance for non-court functions).

SCENARIO TWO: RELOCATE COURTROOMS TO FOURTH FLOOR

The longevity of the facilities in this scenario is likely to be somewhat longer than Scenario One because of the completely segregated prisoner circulation, new and better courtrooms, the possibility of a dedicated “courts only” public entrance with security station, and greater potential for growth of the Clerk’s office. The extent to which the facilities will serve depends on how long issues such as the separation of chambers from courtrooms and the lack of a vehicle Sally port for prisoner transfer are considered to be acceptable. It will also depend on the actual growth rate experienced in the county.

Time to Implement: Design and bidding are anticipated to take approximately 10 months. Construction of the entire project is anticipated to take approximately 16 months, for a total implementation time of approximately 24 months. This time frame could be lengthened depending on the amount of time required to determine a new location for Community Development.

Implementation Issues: This approach will be more disruptive during construction than Scenario One, and will probably require that the Ashby Street entrance not be used during some or all of the construction period. It may, therefore, be necessary to provide an alternative access to the Circuit Court Clerk during construction.

It is also possible that the contractor may need to perform some work at night in order to minimize disruption. Construction will need to be accomplished in phases. All of these issues will impact the cost.

Using the existing fourth floor for courtrooms poses one difficult implementation problem: the ceilings on this level are inappropriately low for large spaces like courtrooms. While this would not impact the function of the courtrooms, it is likely to make them feel uncomfortable to occupants and detract from their dignity. It is possible to literally “raise the roof” over the proposed courtrooms to resolve this problem, with corresponding increases in both cost and the level of disruption caused by construction. The cost estimates provided in this report do not include these costs.

Other Observations: This expansion would change the building appearance. It would be subject to Town of Warrenton review and approval and may require that zoning issues be addressed.

This concept provides for some unallocated space within the building (see plans) that could be used for functions to be determined by the county.

SCENARIO TWO: RELOCATE COURTROOMS TO FOURTH FLOOR

COURTROOM LOCATION DIAGRAMS



DIAGRAM 1 - OFFSET

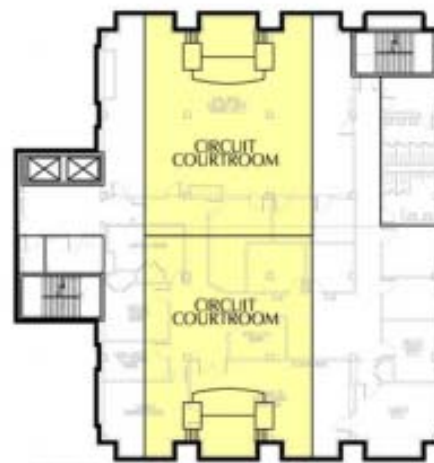


DIAGRAM 2 - ALIGNED

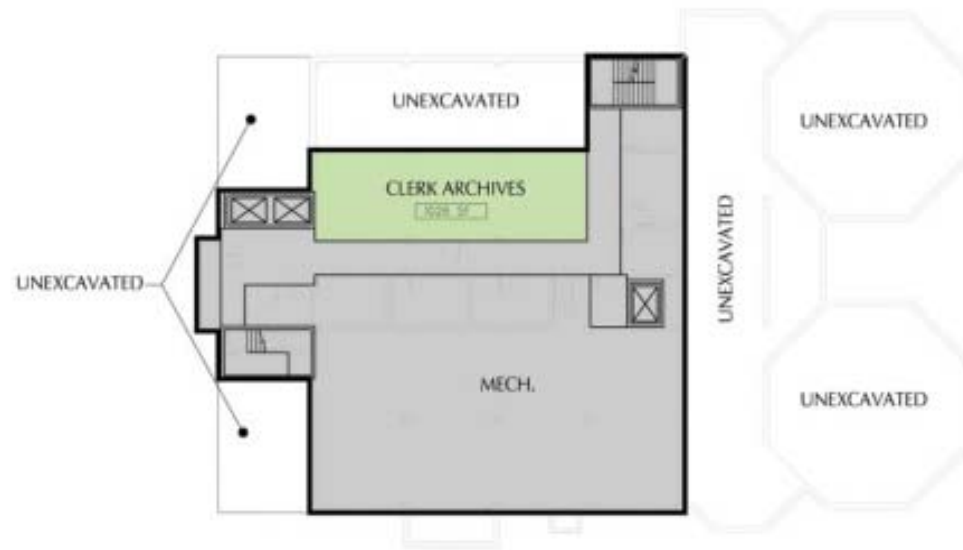


DIAGRAM 3 - ANGLED

SCENARIO 2A
RELOCATE COURTROOMS TO FOURTH FLOOR



SCENARIO TWO: RELOCATE COURTROOMS TO FOURTH FLOOR

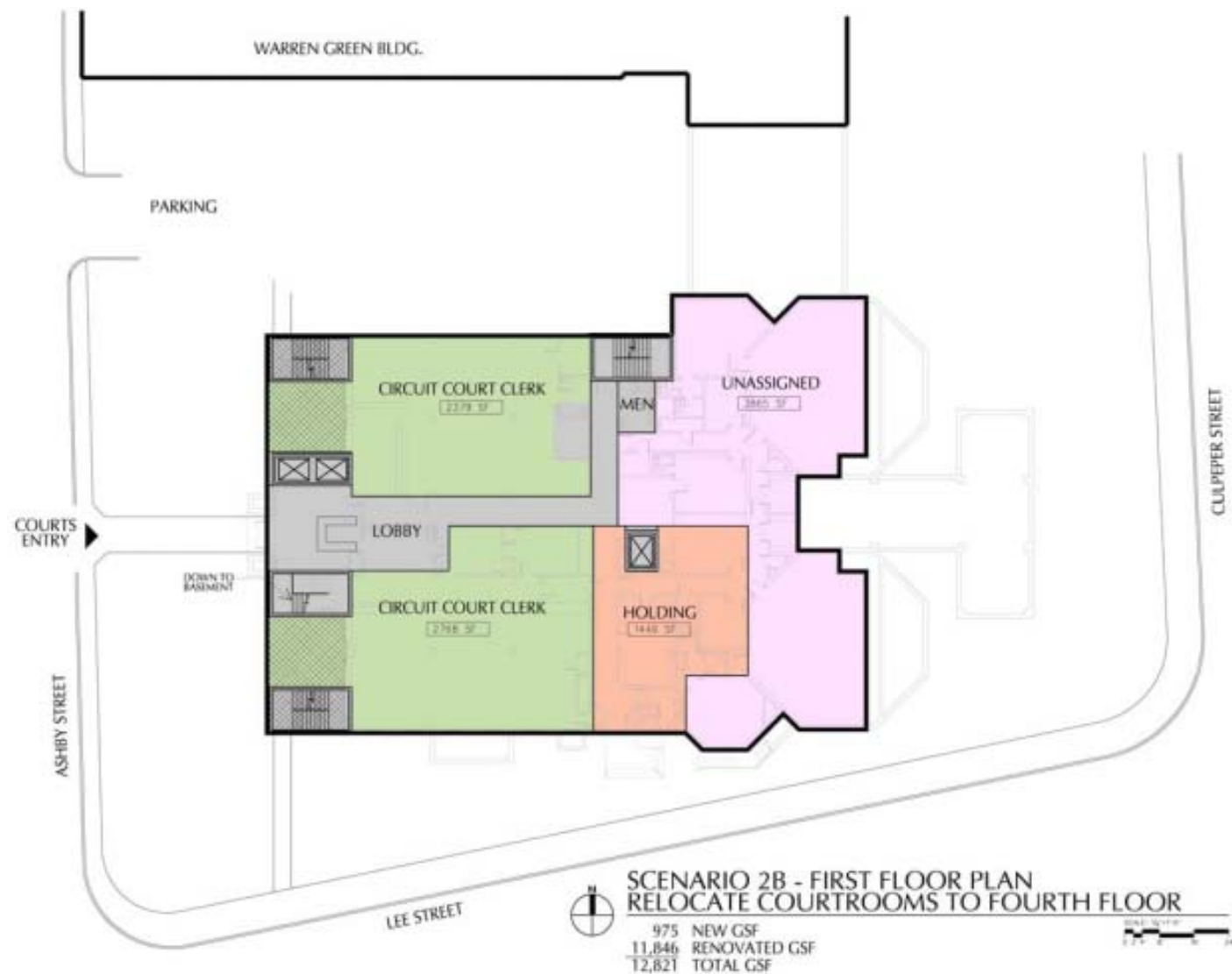


SCENARIO 2B - BASEMENT PLAN
RELOCATE COURTROOMS TO FOURTH FLOOR

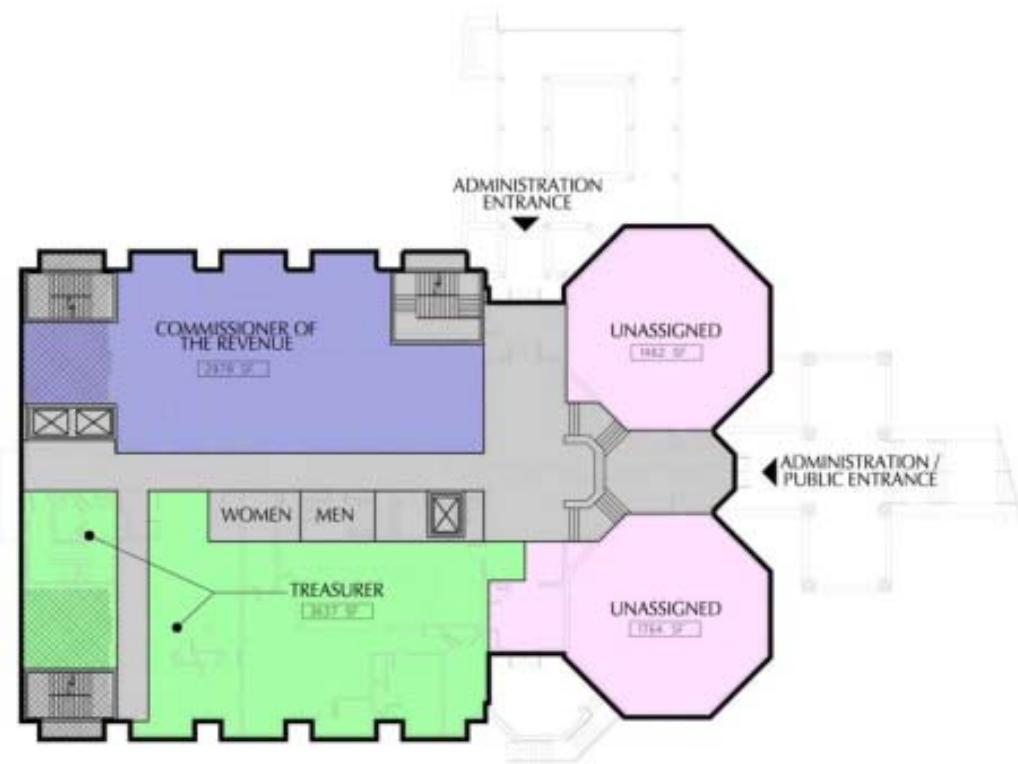
0	NEW GSF
6,732	RENOVATED GSF
6,732	TOTAL GSF



SCENARIO TWO: RELOCATE COURTROOMS TO FOURTH FLOOR



SCENARIO TWO: RELOCATE COURTROOMS TO FOURTH FLOOR



SCENARIO 2B - SECOND FLOOR PLAN
RELOCATE COURTROOMS TO FOURTH FLOOR

1,073	NEW GSF
12,905	RENOVATED GSF
13,978	TOTAL GSF

SCALE: 1/8" = 1'-0"

SCENARIO TWO: RELOCATE COURTROOMS TO FOURTH FLOOR

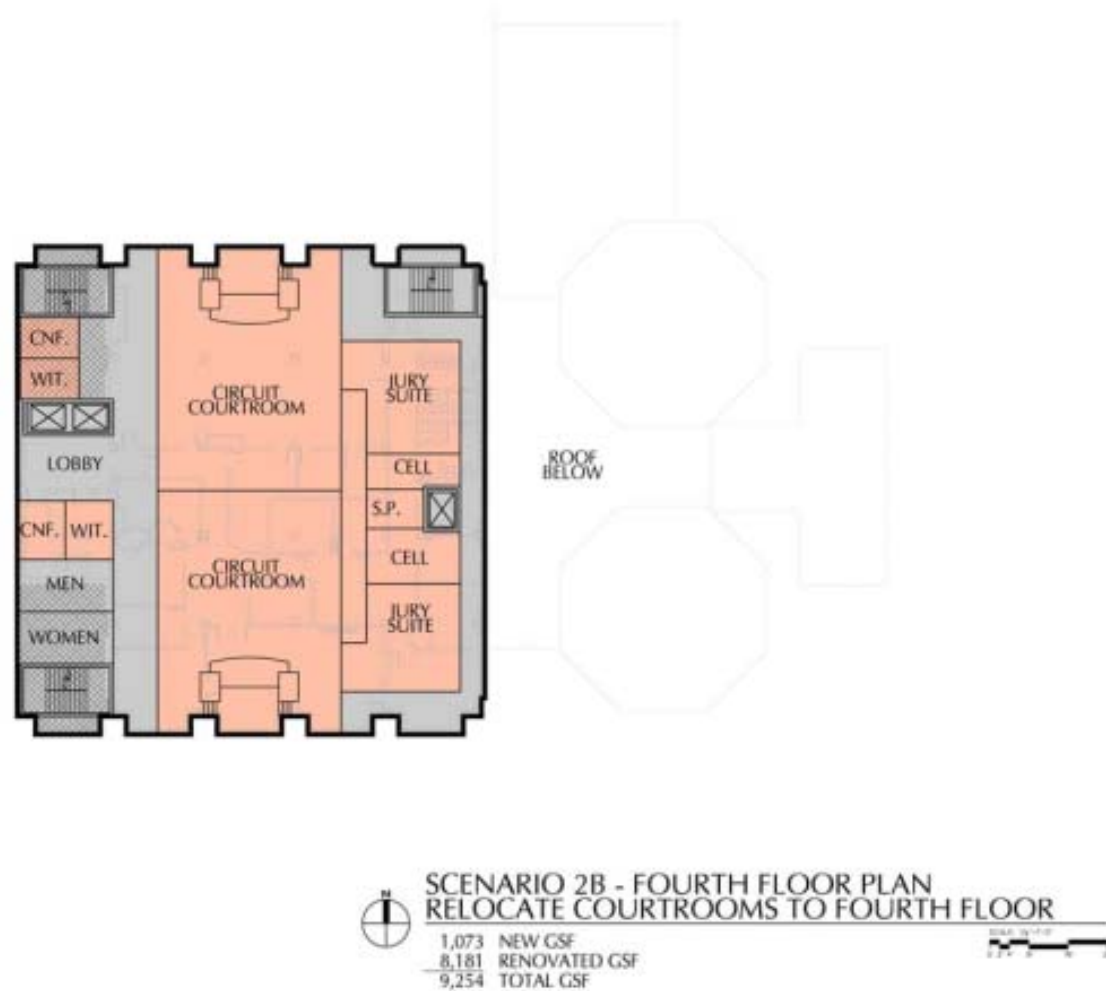


SCENARIO 2B - THIRD FLOOR PLAN
RELOCATE COURTROOMS TO FOURTH FLOOR

1,073	NEW GSF
8,181	RENOVATED GSF
9,254	TOTAL GSF

SCALE: 1/8" = 1'-0"

SCENARIO TWO: RELOCATE COURTROOMS TO FOURTH FLOOR



SCENARIO TWO: RELOCATE COURTROOMS TO FOURTH FLOOR

Opinion of Probable Cost – Renovate and Add onto Circuit Court Building

CONSTRUCTION					Remarks
Basement	Light Ren.	0 NSF @	\$40	\$0	
	Heavy Ren.	0 NSF @	\$85	\$0	
	New	0 NSF @	\$220	\$0	
First Floor	Light Ren.	2,300 NSF @	\$40	\$92,000	Clerk
	Heavy Ren.	6,750 NSF @	\$85	\$573,750	Holding & Unassigned
	New	975 NSF @	\$220	\$214,500	
Second Floor	Light Ren.	5,900 NSF @	\$40	\$236,000	Treas. & Comm. Rev.
	Heavy Ren.	3,648 NSF @	\$85	\$310,080	Toilets & Unassigned
	New	1,073 NSF @	\$220	\$236,060	
Third Floor	Light Ren.	6,500 NSF @	\$40	\$260,000	Judge & Comm. Att.
	Heavy Ren.	0 NSF @	\$85	\$0	
	New	1,073 NSF @	\$220	\$236,060	
Fourth Floor	Light Ren.	0 NSF @	\$40	\$0	
	Heavy Ren.	6,500 NSF @	\$85	\$552,500	Courts
	New	1,073 NSF @	\$220	\$236,060	
New Elevator			Lump Sum	\$150,000	
Mechanical System Repairs			Lump Sum	\$400,000	
Sitework Construction				\$50,000	
Construction Cost Total				\$3,547,010	
FURNISHINGS ALLOWANCE				\$450,000	
OTHER COSTS					
Geotechnical Testing				\$5,000	
Topographic Survey				\$15,000	
Quality Control Testing				\$35,470	
Professional Fees				\$354,701	
Data/Telephone Allowance				\$50,000	
Moving Expenses Allowance				\$7,500	
Permitting and Utility Connection Fees				Assumed waived	
Legal Expenses				Not included	
Financing Expenses				Not included	
Other Costs Total				\$447,671	
PROJECT COST TOTAL				\$4,444,681	
RECOMMENDED PROJECT CONTINGENCY				10% \$444,468	
TOTAL				\$4,889,149	

SCENARIO TWO: RELOCATE COURTROOMS TO FOURTH FLOOR

Opinion of Probable Cost – New Community Development Building

CONSTRUCTION					Remarks
New Office Space	New	12,528 NSF @	\$135	\$1,691,280	
Sitework Construction				\$350,000	
Construction Cost Total				\$2,041,280	
FURNISHINGS ALLOWANCE				\$125,000	
OTHER COSTS					
Geotechnical Testing				\$5,000	
Topographic Survey				\$15,000	
Quality Control Testing				\$20,413	
Professional Fees				\$173,509	
Data/Telephone Allowance				\$20,000	
Moving Expenses Allowance				\$10,000	
Permitting and Utility Connection Fees				Assumed waived	
Legal Expenses				Not included	
Financing Expenses				Not included	
Other Costs Total				\$223,922	
PROJECT COST TOTAL				\$2,390,202	
RECOMMENDED PROJECT CONTINGENCY			10%	\$239,020	
TOTAL				\$2,629,222	

SCENARIO TWO: RELOCATE COURTROOMS TO FOURTH FLOOR

Space Allocation Summary – Community Development

SPACE REQUIRED			CURRENT NEEDS		2008 NEEDS		REMARKS
DESCRIPTION	SPACE CODE	SQ FT EACH	QTY	SQ FT	QTY	SQ FT	
DEPARTMENT OF COMMUNITY DEVELOPMENT							
PERSONNEL SPACE - Administrative							
Director	po3	150	1	150	1	150	Large enough to conference with 3 others
Senior Office Manager	po2	120	1	120	1	120	
Office Associate III	ws5	100	1	100	1	100	
PERSONNEL SPACE - Zoning, Permitting, and Inspections							
Chief of Zoning, Permitting, and Insp.	po3	150	1	150	1	150	Large enough to conference with 3 others
Office Associate III	ws4	80	1	80	1	80	
Assistant Zoning Administrator	po2	120	1	120	1	120	
Senior Planner	po2	120	1	120	1	120	
Planner	po1	100	1	100	2	200	
Zoning Inspector	ws3	64	1	64	1	64	
Building Official	po3	150	1	150	1	150	Large enough to conference with 3 others can share common area
Building Plans Reviewer	ws5	100	1	100	1	100	
Senior Plans Reviewer	ws5	100			1	100	
Senior Building Inspector	ws5	100	1	100	1	100	
Building Inspector	ws3	64	2	128	2	128	
Commercial Building Inspector	ws3	64			2	128	
Office Associate III	ws5	100	1	100	1	100	
Office Associate II	ws4	80	3	240	3	240	

SCENARIO TWO: RELOCATE COURTROOMS TO FOURTH FLOOR

Space Allocation Summary – Community Development (continued)

SPACE REQUIRED			CURRENT NEEDS		2008 NEEDS		REMARKS
DESCRIPTION	SPACE CODE	SQ FT EACH	QTY	SQ FT	QTY	SQ FT	
DEPARTMENT OF COMMUNITY DEVELOPMENT (CONTINUED)							
PERSONNEL SPACE - Zoning, Permitting, and Inspections (continued)							
County Engineer	po3	150	1	150	2	300	Large enough to conference with 3 others
County Soil Scientist	po3	150	1	150	1	150	Large enough to conference with 3 others
Engineer (FT)	ws6	120	1	120	1	120	Deals with very large drawings
Engineer (PT)	ws5	100	1	100	1	100	
Engineer Technician	ws5	100			1	100	
Environmental Planner	ws5	100	1	100	1	100	
Soil Scientist	ws6	120	1	120	2	240	Deals with very large drawings
Office Associate III	ws5	100	1	100	1	100	
PERSONNEL SPACE - GIS							
GIS Manager	po3	150	1	150	1	150	Large enough to conference with 3 others
GIS Analyst	ws5	100	1	100	1	100	
Senior GIS Specialist	ws5	100	1	100	1	100	
GIS Specialist (Street Addressing)	ws5	100	1	100	1	100	
GIS Supervisor	ws5	100	1	100	1	100	Land Development Application Digital Files
Office Associate III	ws5	100			1	100	

SCENARIO TWO: RELOCATE COURTROOMS TO FOURTH FLOOR

Space Allocation Summary – Community Development (continued)

SPACE REQUIRED			CURRENT NEEDS		2008 NEEDS		REMARKS
DESCRIPTION	SPACE CODE	SQ FT EACH	QTY	SQ FT	QTY	SQ FT	
DEPARTMENT OF COMMUNITY DEVELOPMENT (CONTINUED)							
SUPPORT SPACE							
Files							
~File cabinets	vert	10	20	200	30	300	
~Drawing flat file	dwg	32	4	128	7	224	
~Drawing rack	hng	15	1	15	1	15	
~Drawing bins	rck2	60	1	60	1	60	
Office supplies	cab1	15	1	15	1	15	
Plans Review Conf. Room seat 10	cnf10	200	1	200	1	200	Also used for plan review space
Reference Shelving	bk1	12	2	24	3	36	Can be in plans review conf. Room
Conference Room seat 8	cnf8	175	1	175	1	175	
Public waiting	vis15	300	1	300	1	300	
Forms storage in waiting area	rck4	15	1	15	1	15	
Public access computer	cs3	15	2	30	2	30	
Public counter	cs20	120	1	120	1	120	
Storage	st2	50	1	50	1	50	
Copier	cpy5	25	2	50	3	75	
Fax	fax1	15	1	15	1	15	
Plotter	ink1	30	1	30	1	30	Shared with Data Processing and Planning & Zoning
Digitizer	N/A	30	1	30	1	30	Shared with Data Processing and Planning & Zoning
Coffee niche	cof1	30	1	30	1	30	Shared with Planning & Zoning
Coat closet	clos1	10	1	10	1	10	Shared with Planning & Zoning
TOTAL PERSONNEL			30		38		
SUBTOTAL SPACE REQUIRED				4,709		5,740	
INTERNAL CIRCULATION FACTOR			30%	1,413		1,722	
TOTAL DEPARTMENT NET SPACE REQ'D				6,122		7,462	

SCENARIO TWO: RELOCATE COURTROOMS TO FOURTH FLOOR

Space Allocation Summary – Community Development (continued)

SPACE REQUIRED			CURRENT NEEDS		2008 NEEDS		REMARKS
DESCRIPTION	SPACE CODE	SQ FT EACH	QTY	SQ FT	QTY	SQ FT	
DEPT. OF COMMUNITY DEV. - PLANNED FOR WARREN GREEN							
PERSONNEL SPACE - Administrative							
Chief of Planning	po3	150	1	150	1	150	Large enough to conference with 3 others
Assistant Chief of Planning	po2	120	1	120	1	120	
Senior Planner	po2	120	2	240	2	240	
Planner	ws5	100	2	200	4	400	
Office Associate III	ws5	100	1	100	1	100	
Office Associate II	ws4	80	2	160	2	160	
SUPPORT SPACE							
Files							
~File cabinets	vert	10	10	100	15	150	
~Drawing flat file	dwg	32	3	96	4	128	
Copier	cpy5	25	1	25	1	25	
Fax	fax1	15	1	15	1	15	
Coffee niche	cof1	30					Shared with Planning & Zoning
Coat closet	clos1	10					Shared with Planning & Zoning
TOTAL PERSONNEL			9		11		
SUBTOTAL SPACE REQUIRED				1,206		1,488	
INTERNAL CIRCULATION FACTOR			30%	362		446	
TOTAL DEPARTMENT NET SPACE REQ'D				1,568		1,934	

SCENARIO THREE: HORIZONTAL BUILDING EXPANSION

Description:

Scenario Three involves revisiting the horizontal building expansion approach examined in the 1997 study prepared by Moseley Architects. The 1997 study explored two different westerly expansion concepts. These previous concepts included not only the Circuit Courts but also the General District Court. The General District Court is not included in this current study.

A three-story horizontal expansion is proposed to make it possible to construct new circuit courtrooms and to locate the required court support space on the same floor as those courtrooms.

This scenario will add 18,711 square feet to the building. The expansion would be on floors One through Three.

Space Allocation:

# Basement	Mechanical Space, Storage
# First Floor	Circuit Court Clerk, Vehicle Sally Port, Holding Cells etc., Mech. Space, Unassigned Area
# Second Floor	Commissioner of the Revenue, Treasurer, Community Development, Unassigned Area
# Third Floor	Circuit Courtrooms, Judges Chambers
# Fourth Floor	Commonwealth's Attorney, Unassigned Area

Cost Summary:

Total Project Cost: \$9,100,000

Refer to the attached opinion of probable cost on page 31 for more information.

Conclusions:

Longevity: Of the various options presented in this report, this approach would offer the longest possible longevity for the court facilities. It substantially meets projected Circuit Court space requirements through 2020. The only significant space issue is the lack of space on the courtroom level for a Jury Assembly room. (If needed, such a space could possibly be

SCENARIO THREE: HORIZONTAL BUILDING EXPANSION

located in the fourth floor area labeled “unassigned”.) A substantial amount of space is provided for expansion of the Clerk’s office. The Ashby Street entrance could become a “court only” entrance, allowing for a security checkpoint at this entrance to screen all visitors to the Clerk, Court, and Commonwealth’s Attorney. Prisoner intake and circulation is entirely segregated. A vehicle sally port is provided. The courtroom ceilings would be of appropriate height since they are at the top floor of the building addition.

Unless the court’s caseload grows faster than anticipated, this plan should accommodate the Circuit Court through 2020 and possibly beyond, especially since space on the second floor could be made available for court expansion if necessary.

Time to Implement: Design and bidding are anticipated to take approximately 13 months. Construction of the entire project is anticipated to take approximately 24 months, for a total implementation time of approximately 37 months.

Implementation Issues: This is a major construction project that will significantly impact daily use of the building during construction. The Ashby Street entrance will not be useable during construction of the addition, and it will be necessary to provide an alternative access to the Circuit Court Clerk during construction as well. It is not out of the question that some functions might be required to move to an interim location during construction. It is also possible that the contractor may need to perform some work at night in order to minimize disruption. Construction will need to be accomplished in phases. All of these issues will impact the cost.

Other Observations: Expanding the Courthouse toward the Warren Green Building was ruled out because it does not facilitate a functional interior space layout for the courtroom floor, and it will crowd the historic Warren Green Building.

This expansion would significantly change the building appearance. It would be subject to Town of Warrenton review and approval and may require that zoning issues be addressed.

The same amount of space is shown for Community Development as in Scenario One, but it should be noted that this does not allow for significant growth of that department. However, this concept does provide for additional unallocated space within the building (see plans) that could potentially be used for Community Development or other county functions.

County administrative functions (i.e., non-court functions) would be limited to the second floor in this scenario. Public access to these functions could be limited to the Culpeper Street and/or Warren Green connector entrance. The Ashby Street entrance could be strictly for court access (including the Clerk and Commonwealth’s Attorney), in which case there would be no internal public circulation from the second floor to the court floors or vice versa. This would improve court security significantly.

SCENARIO THREE: HORIZONTAL BUILDING EXPANSION



SCENARIO 3 - BASEMENT PLAN
HORIZONTAL BUILDING EXPANSION

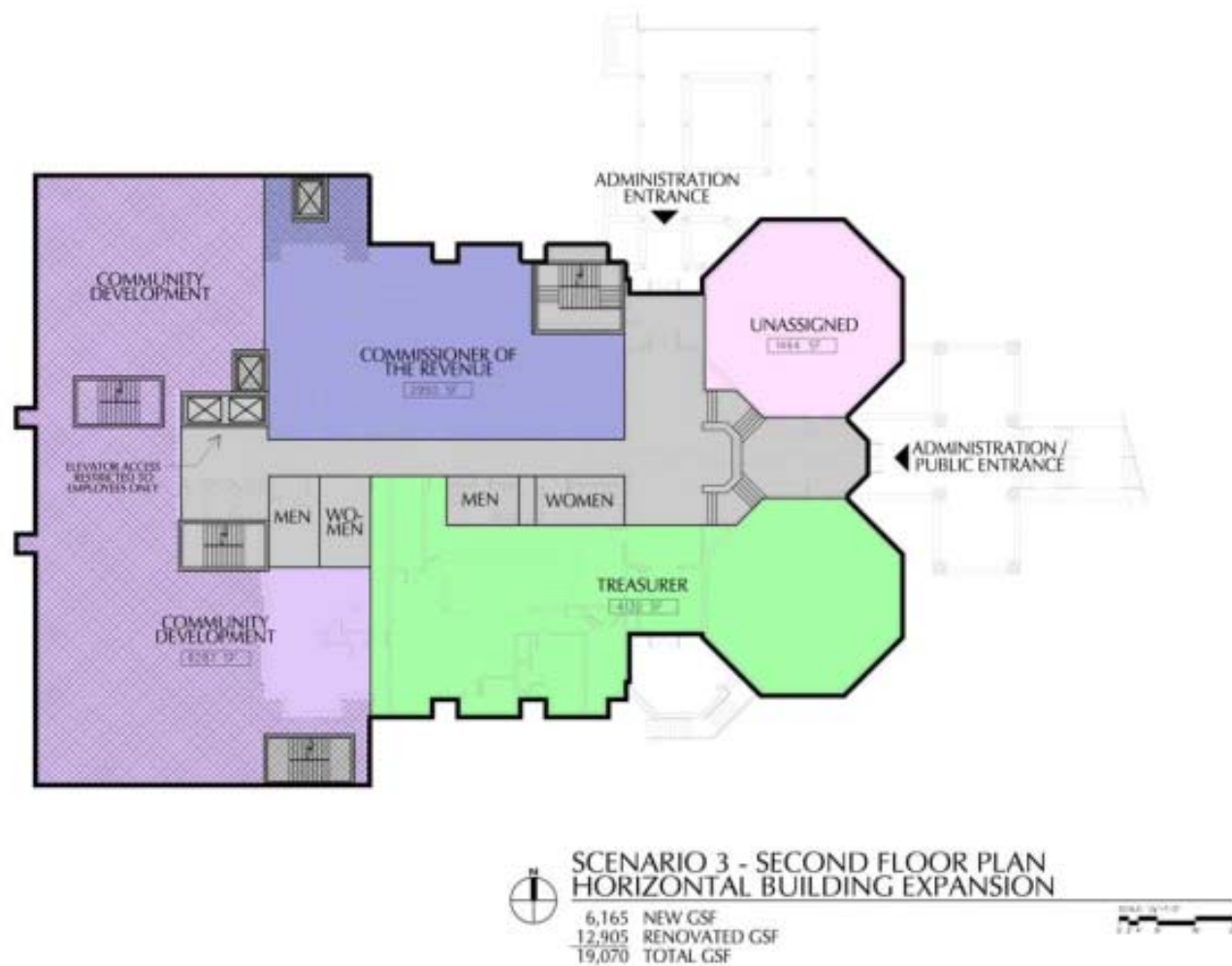
0 NEW GSF
6,732 RENOVATED GSF
6,732 TOTAL GSF



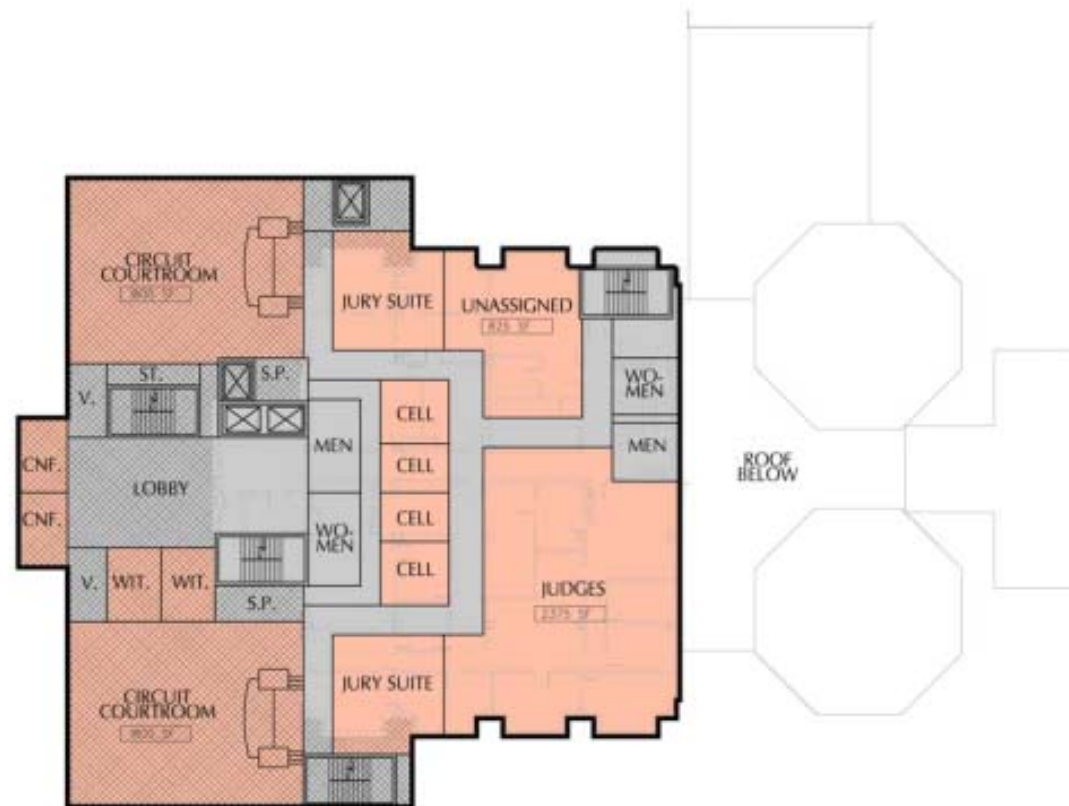
SCENARIO THREE: HORIZONTAL BUILDING EXPANSION



SCENARIO THREE: HORIZONTAL BUILDING EXPANSION



SCENARIO THREE: HORIZONTAL BUILDING EXPANSION

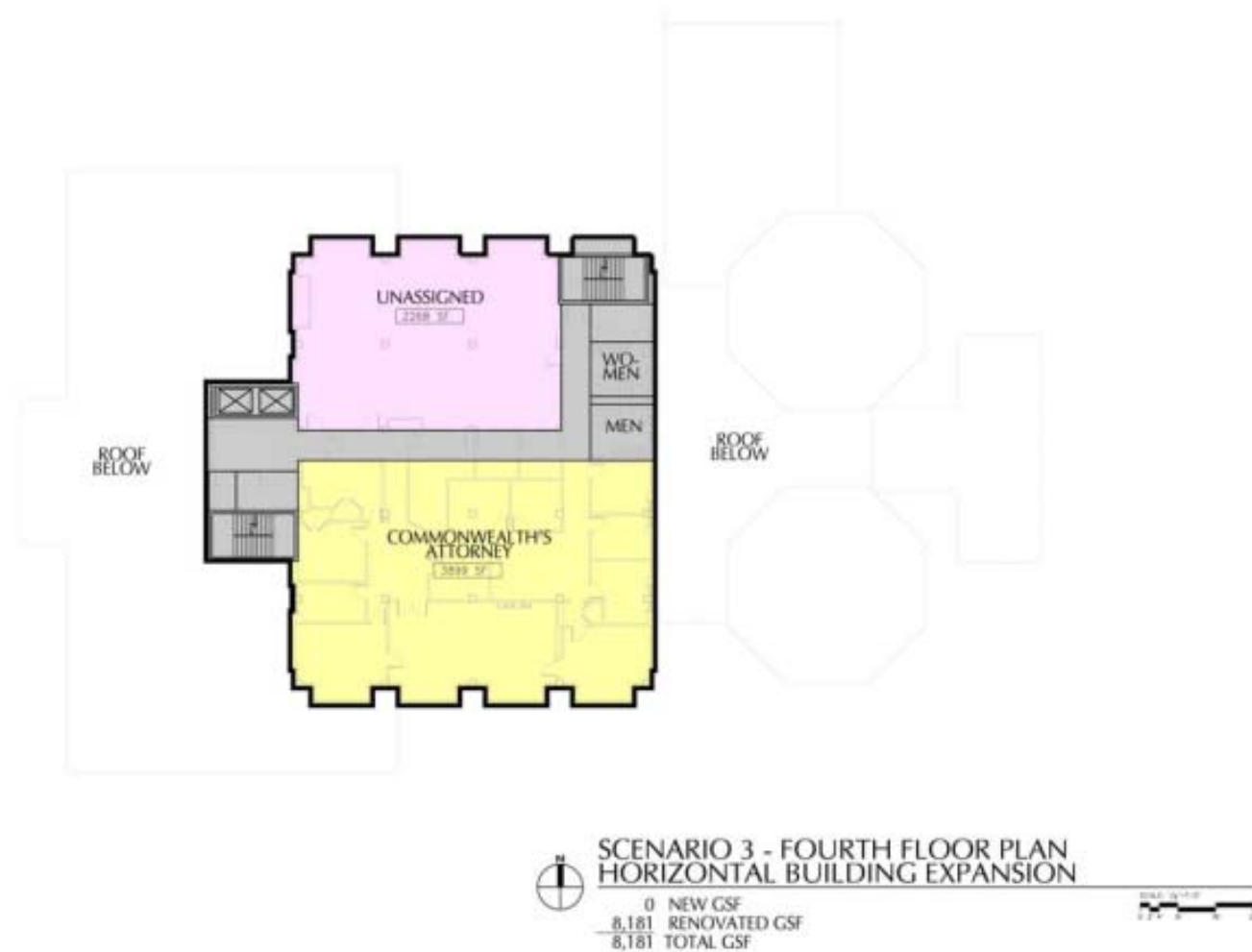


SCENARIO 3 - THIRD FLOOR PLAN
HORIZONTAL BUILDING EXPANSION

6,438 NEW GSF
8,181 RENOVATED GSF
14,619 TOTAL GSF



SCENARIO THREE: HORIZONTAL BUILDING EXPANSION



SCENARIO THREE: HORIZONTAL BUILDING EXPANSION

CONSTRUCTION					Remarks
Basement	Light Ren.	0 NSF @	\$40	\$0	
	Heavy Ren.	0 NSF @	\$85	\$0	
	New	0 NSF @	\$200	\$0	
First Floor	Light Ren.	2,300 NSF @	\$40	\$92,000	Clerk
	Heavy Ren.	6,735 NSF @	\$85	\$572,475	Unassigned
	New	6,108 NSF @	\$200	\$1,221,600	
Second Floor	Light Ren.	5,700 NSF @	\$40	\$228,000	Treas. & Comm. Rev.
	Heavy Ren.	3,650 NSF @	\$85	\$310,250	Toilets & Unassigned
	New	6,165 NSF @	\$200	\$1,233,000	
Third Floor	Light Ren.	0 NSF @	\$40	\$0	
	Heavy Ren.	6,500 NSF @	\$85	\$552,500	Judge & Cells
	New	8,181 NSF @	\$200	\$1,636,200	
Fourth Floor	Light Ren.	6,500 NSF @	\$40	\$260,000	Comm. Att. & Unassigned
	Heavy Ren.	0 NSF @	\$85	\$0	
	New	0 NSF @	\$200	\$0	
New Elevator				Lump Sum	\$150,000
Mechanical System Repairs				Lump Sum	\$400,000
Sitework Construction					\$150,000
Construction Cost Total					\$6,806,025
FURNISHINGS ALLOWANCE					\$600,000
OTHER COSTS					
Geotechnical Testing					\$5,000
Topographic Survey					\$15,000
Quality Control Testing					\$68,060
Professional Fees					\$680,603
Data/Telephone Allowance					\$100,000
Moving Expenses Allowance					\$10,000
Permitting and Utility Connection Fees				Assumed waived	
Legal Expenses				Not included	
Financing Expenses				Not included	
Other Costs Total					\$858,663
PROJECT COST TOTAL					\$8,264,688
RECOMMENDED PROJECT CONTINGENCY				10%	\$826,469
TOTAL					\$9,091,157

SCENARIO FOUR: RECONFIGURE EXISTING COURTROOMS

Description:

Scenario Four entails the possibility of converting the existing two-level Circuit Courtrooms to one-level courtrooms on the same floor level as the existing Culpeper Street court lobby. Other functions would be located similarly to Scenario One.

Conclusions:

The creation of one-level courtrooms at the court lobby level appears to be possible within the existing construction and configuration of the building. Doing so would no doubt significantly improve the functionality of the courtrooms themselves. Other aspects of this approach are similar to Scenario One as to the amount and location of space provided, but there is a significant difference. Unlike Scenario One, the necessary courtroom support spaces (holding cells, witness rooms, jury rooms, etc.) would not be on the same floor level as the courtrooms. This would cause functional problems and inconvenience to all court users in the daily operation of the court, as well as ADA accessibility issues. Each courtroom would likely need its own stair and elevator or wheel chair lift to access the lower level spaces. Prisoner transfer from first floor holding cells to second floor courtrooms would be unnecessarily difficult, and the accumulated impact of the additional time required for all court participants to move between floor levels during proceedings would unnecessarily lengthen and delay court proceedings. Also, this approach would not create habitable space below the courtrooms because there would be insufficient headroom to do so. (The court lobby floor is only about 7 feet higher than the first floor).

While it offers improved courtrooms, the separation of the courtrooms from their support spaces by half a floor level is a serious deficiency in the opinion of Moseley Architects. For this reason, combined with the fact that it would be substantially more expensive than Scenario One, it is not recommended for consideration and is, therefore, not addressed in as much detail as Scenarios One, Two, and Three.

BOARD OF SUPERVISORS WORKSHOP:

JUNE 16, 2003 - DISCUSSION: FIFTH FLOOR EXPANSION

POTENTIAL 5TH FLOOR ADDITION FOR CIRCUIT COURT FAUQUIER COUNTY NEW COURTHOUSE ISSUES TO CONSIDER

June 16, 2003

Structural System Considerations

≠# Building roof was not designed to support floor loading

- The existing roof slab was designed to support a live load of 30 pounds/sq ft. The actual load carrying capacity of the slab may be greater than 30 pounds/sq ft, but is less than the minimum floor live load requirement for this building.
- A floor slab must have the capacity to support a live load of 80 to 100 pounds/sq foot, therefore, portions of the existing roof slab would have to be reinforced with steel beams added below the slab, connected to the existing columns. Installation will be difficult and the beams will significantly reduce headroom on the fourth floor.

≠# Building columns were not designed to anticipate an extra floor. Engineering analysis shows them to be marginally capable of doing so, but only with supplemental reinforcement of certain columns on the lower building levels at significant expense.

≠# Building foundations were not designed to anticipate an extra floor. They seem to be marginally capable of carrying the additional load, but their capacity can only be analyzed by determining the actual bearing capacity of the soil under the building. Drilling test borings within the building footprint to determine this will be disruptive and expensive.

≠# Making the building taller will increase wind load and seismic load on the building. Detailed engineering analysis would be required to determine whether the structure would support this additional load. If it would not, structural modifications to upgrade the lateral load carrying capacity of the building could involve new steel lateral bracing or shear walls.

BOARD OF SUPERVISORS WORKSHOP:

JUNE 16, 2003 - DISCUSSION: FIFTH FLOOR EXPANSION

Mechanical System Considerations

- ⌘ Cooling tower for entire building A/C system is now located on roof and would have to be temporarily taken out of service and then relocated or replaced.
- ⌘ Air handling unit for 3rd and 4th floors now located in the rooftop penthouse would have to be temporarily taken out of service and then relocated or replaced.
- ⌘ Exhaust fans now located on roof would have to be temporarily taken out of service and then relocated or replaced.
- ⌘ It might be feasible to “build around” this equipment, construct a new penthouse above the new fifth floor, install duplicate equipment in the new penthouse, and thus minimize down time for the HVAC system. This would significantly complicate construction, however, and add corresponding costs.

Cost considerations

- ⌘ Ballpark construction cost range for added 5th floor: 8,500 sq ft @ \$250 = \$2,125,000, not including furnishings, design cost, and other “soft” costs.
- ⌘ Additional elevator for secure prisoner transport from first floor to courtrooms on new 5th floor may be required in addition to above cost.
- ⌘ Cost of structural reinforcement of existing building will be significant and is in addition to above. This cost is unknown without extensive additional analysis beyond the scope of current architectural/engineering services contract.
- ⌘ Temporary relocation costs for some building occupants may be incurred (e.g. Commonwealth’s Attorney). Cost unknown at this time.

BOARD OF SUPERVISORS WORKSHOP: JUNE 16, 2003 - DISCUSSION: FIFTH FLOOR EXPANSION

Logistical and other considerations

- ⌘ Disruption of ongoing operations during construction.
- ⌘ Safety of public and staff during construction.
- ⌘ Taller building will be subject to architectural review by the Town of Warrenton.
- ⌘ Long term plans for county court facilities.